

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Project Name: John and Debbie Fitzgerald

Case #: 57 R 03

Date: July 8, 2003

Comments:

1. Comments will be available at the meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: John and Debbie Fitzgerald

Case #: 57 R 03

Date: July 8, 2003

Comments:

1. Fire sprinkler systems required at permit.
2. Show all fire mains and sprinkler mains on civil plans.
3. Show hydrants.
4. Provide flow test.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: John and Debbie Fitzgerald

Case #: 57 R 03

Date: July 8, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: John and Debbie Fitzgerald

Case #: 57 R 03

Date: July 8, 2003

Comments:

1. All Tree Preservation Ordinance requirements apply. Equivalent replacement to be above min. site Code requirements.
2. Make sure all utilities that would affect proposed planting (such as overhead power lines) are shown on the Landscape Plan. If applicable, overhead lines should be placed underground.

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Division:	Planning	Member:	Mike Ciesielski 954-828-5256 mikeci@ci.fort-lauderdale.fl.us
Project Name:	John and Debbie Fitzgerald	Case #:	57 R 03
Date:	July 8, 2003		

Request: Site Plan Level II/ New construction of eleven (11) residential units (townhouses)/ RC-15.

Comments:

1. The proposed development must comply with all of the requirements of Section 47-18.33 (Townhouse). Since this property is in the RC-15 zoning district, it must also comply with the additional provisions for entrance and fence requirements as stated in Sec. 47-18.33.B.5.d. 6.and 9.
2. Provide a point-by-point narrative that indicates that you adhere to all the requirements as stated in Sec. 47-18.33.B.5.d. 6. And 9.
3. Discuss whether a letter is needed form the County that would confirm whether or not this property needs to be re-platted. (Pursuant to Sec. 47-25.2, Adequacy Requirements, Parks and Open Space, a minimum of three (3) acres property per 1,000 residents or cash equivalent value is required prior to obtaining a building permit for development.)
4. Discuss with Senior Landscaping Plans Examiner the need for street trees along NE 15th Avenue.
5. Provisions satisfactory to the City Attorney shall be made for a recordable easement
 - a) over the driveway for all public utilities and for use by owners within the group, and
 - b) along the front and rear property lines of the group for use by owners of the group.
6. On site plan;
 - show location of air conditioning units on site plan. Label these locations.
 - label terraces.
 - properly dimension front entrances

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7. Discuss with Engineering Design Manager whether the proposed site plan adheres to the site triangle requirements for the intersection(s) of a driveway and street. (See Sec. 47-20.5.C5.b.i.)
8. Provide a point-by-point narrative stating how the proposed development complies with all Adequacy Requirements as stated in Sec. 47-25.2.
9. Will there be any rooftop equipment? (Note that rooftop equipment requires a line of sight drawing to demonstrate that the equipment is not visible from the adjacent property).
10. Re: elevations, specifically the two (2) railings atop the roofs. Are these railings decorative features or are they enclosures? Is this area accessible from the inside? On north and south elevation drawings, these railings (?) are not shown. Please revise north and south elevations to show these roofs/railings.
11. On the site plan, indicate the building footprints of all structures adjacent to the subject site and label their setbacks.
12. Staff strongly recommends contacting the neighborhood association (Victoria Park Civic Association) and advising them of this proposal.
13. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875
Fax -954-828-6423

Project Name: John and Debbie Fitzgerald

Case #: 57 R 03

Date: July 8, 2003

Comments:

1. All glass windows/doors are to comply with S.F.B.C.
2. Recommend burglary/fire alarm system for each unit.
3. Recommend that all garage remote controls are equipped with panic alarm system.

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Division: Zoning

Member: Terry Burgess
 954-828-5913

Project Name: John and Debbie Fitzgerald

Case #: 57 R 03

Date: July 8, 2003

Comments:

1. Provide a narrative outlining how the proposed townhouse project complies with section 47-18.33 section by section.
2. Label setbacks for the front, side and rear on the site plan.
3. Each townhouse group shall be provided with a pedestrian easement pursuant to section 47-18.33. Provide a five (5) foot easement for each townhouse group between buildings.
4. Dimension balconies width, length and percentage pursuant to section 47-19.2.B. Balconies shall not encroach into the required setback more than three (3) feet or 1/3 of the setback whichever is less or twenty (20%) of the linear façade.
5. Wood trellis shall not be located in the required pedestrian easements.
6. Provide building height from as defined in section 47-2.
7. Indicate the location of all mechanical equipment.
8. Dimension covered entries.
9. Additional comments may be discussed at DRC meeting.